

86-267-A 155 **PETITION FOR ZONING VARIANCE**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1. (301.1) to permit a side yard set back of 7 feet instead of required 11.25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- (1) protection for homeowner against snow and ice when using side entrance to house.
- (2) easy access from car to house
- (3) protection for car against weather

Property is to be posted and advertised as prescribed by zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
 (Type or Print Name) HARRY S. THOMAS HARRY S. THOMAS
 Signature *H. S. Thomas*
 Address VIRGINIA F. THOMAS VIRGINIA F. THOMAS
 (Type or Print Name)
 City and State Baltimore, Md. 21228
 Attorney for Petitioner: 229 Ridgeway Road 747-3930
 (Type or Print Name) Address Phone No.
 Signature Baltimore, Md. 21228
 City and State
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Address Harry S. & Virginia F. Thomas
 City and State Baltimore, Md. 21228
 Attorney's Telephone No.: 229 Ridgeway Road 747-3930
 Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 26th day of November 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of January, 1986, at 9:30 a.m. o'clock.

Arnold Jablon
 Zoning Commissioner of Baltimore County.
 (over)

William T. Fitzgerald
 Deed to Harry & Thomas, Jr. & His Wife

PROPERTY DESCRIPTION

BEGINNING ON THE SOUTHEAST SIDE OF RIDGE ROAD 40 FT. WIDE 750 FT. SOUTHWEST OF EDMONDSON AVE. BEING LOT 35 ON PLAT OF GRIMM FENCE AND RECORDED IN PLAT BOOK 7 FOLD 109 ALSO KNOWN AS 229 RIDGEWAY ROAD.

PETITION FOR VARIANCE 1st Election District

LOCATION: Southeast side of Ridgeway Road, 750' Southwest of Edmondson Avenue (229 Ridgeway Road)

DATE AND TIME: Monday, January 10, 1986 at 9:30 a.m.

PUBLIC HEARING: Room 301, County Office Building 111 West Chesapeake Avenue, Towson, MD 21204

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 1802.3.C.1 (301.1) to permit a side yard setback of 7 feet in lieu of the required 11.25 feet.

Being the property of Harry S. Thomas, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE SE/S Ridgeway Rd., 750' SW of Edmondson Ave. (229 Ridgeway Rd.), 1st Election District
 BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
 HARRY S. THOMAS, et ux, Petitioners Case No. 86-267-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
 Phyllis Cole Friedman
 People's Counsel for Baltimore County

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 Rm. 223, Court House
 Towson, MD 21204
 494-2188

I HEREBY CERTIFY that on this 16th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Harry S. Thomas, 229 Ridgeway Rd., Baltimore, MD 21228, Petitioners.

Peter Max Zimmerman
 Peter Max Zimmerman

CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCE
 LOCATION: Southeast side of Ridgeway Road, 750' Southwest of Edmondson Avenue (229 Ridgeway Road)
 DATE AND TIME: Monday, January 10, 1986 at 9:30 a.m.
 PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Monday, January 10, 1986 at 9:30 a.m. Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

TOWSON, MD., December 19, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 19, 1985.

THE JEFFERSONIAN,

Arnold Jablon
 Publisher

Cost of Advertising

24.75

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st Date of Posting: 12-17-85

Posted for: Harry S. Thomas, et ux

Location of property: SE/S of Ridgeway Road, 750' SW of Edmondson Ave. (229 Ridgeway Road)

Location of Sign: 229 Ridgeway Road

Remarks: *Arnold Jablon*

Posted by: *Arnold Jablon* Date of return: 12-20-85

Number of Signs: 1

Office of
PATUXENT
 Publishing Corp.
 10750 Little Patuxent Pkwy.
 Columbia, MD 21044

December 19 19 85

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE

was inserted in the following:

Arbustus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 21 day of December 1985, that is to say, the same was inserted in the issues of

December 19, 1985

PATUXENT PUBLISHING CORP.
 BY *Arnold Jablon*

NOTICE OF HEARING

PETITION FOR VARIANCE
 SE/S Ridgeway Rd., 750' SW of Edmondson Ave. (229 Ridgeway Road)
 1st Election District
 Harry S. Thomas, et ux - Petitioners
 Case No. 86-267-A

TIME: 9:30 a.m.

DATE: Friday, January 10, 1986

PLACE: Room 301, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland 21204

Zoning Commissioner
 of Baltimore County

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 012774

DATE: 12-20-85 ACCOUNT: 155-000000
 AMOUNT: \$25.00

RECEIVED FROM: *Harry S. Thomas*

FOR: *Harry S. Thomas*

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

January 2, 1986

Mr. and Mrs. Harry S. Thomas
 229 Ridgeway Road
 Baltimore, Maryland 21228

Re: Petition for Variance
 SE/S Ridgeway Road, 750' SW of Edmondson Avenue (229 Ridgeway Road)
 1st Election District
 Harry S. Thomas, et ux. - Petitioners
 Case No. 86-267-A

Dear Mr. and Mrs. Thomas:

This is to advise you that \$47.90 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 018471

County, Maryland, and remit ing, Towson, Maryland

DATE: 1-10-86 ACCOUNT: 155-000000

AMOUNT: \$47.90

RECEIVED FROM: *Harry S. Thomas*

FOR: *Harry S. Thomas*

VALIDATION OR SIGNATURE OF CASHIER

JAN 7 1987

Case No. 86-267-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
26th day of November, 1985.


ARNOLD JABLON
Zoning Commissioner

Petitioner Harry S. Thomas, et ux
Petitioner's
Attorney _____

Received by: James E. Byer, Jr.

Chairman, Zoning Plans
Advisory Committee



2b



2c



12/15 EX 2 c



2d

People's Counsel

/mb

Norman E. Gerber NLP
Director

cc: True North Surveying Service
Baltimore, Maryland 21229

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 105–112

MSF/b1d

Eugene A. Zelen
Chief, Current Planning and Development

L/22/R

MSF/b1d

7#1's EXH 1

RIDGEWAY ROAD
750 FT TO EDMONDSON AVENUE →
EDGE OF 24" MACADAM ROAD
→ 750 TO EDMONDSON AVE.

75' TO FRONT LINE

LOT 36

COVERED PORCH
SPLIT-LEVEL BRICK & SIDING LOT 35 CELLAR STEPS
60' x 66' METAL SHED
TELE. WIRE
SLAB PATIO
SPUT-LEVEL BRICK & SIDING
CELLAR STEPS

VICINITY MAP.
LORD BELMONT RD 34
DEVEREAUX
GRAHAM ROADWAY
EDMONDSON
GRANITE WAY
FREDERICK RD
OLD

54° 34' 36" W 100'

HOUSE LOCATION PLAT FOR #219 RIDGEWAY ROAD

LOT 35 SECTION NO. 1 "GRAHAM PLACE"

1 ST. ELECTION DISTRICT BALTIMORE COUNTY, MD

SCALE: 1" = 40'
DATE: MAY, 1978

TRUE NORTH SURVEYING SERVICE
BALTIMORE, MARYLAND 21229

Case No. 86-267-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
26th day of November, 1985.


ARNOLD JABLON
Zoning Commissioner

Petitioner Harry S. Thomas, et ux
Petitioner's
Attorney _____

Received by: James E. Byer, Jr.

Chairman, Zoning Plans
Advisory Committee



2b



2c



12/15 EX 2 a



2d

86-267-A 155 **PETITION FOR ZONING VARIANCE**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- (1) protection for homeowner against snow and ice when using side entrance to house.
- (2) easy access from car to house
- (3) protection for car against weather

Property is to be posted and advertised as prescribed by zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
 (Type or Print Name) HARRY S. THOMAS HARRY S. THOMAS
 Signature *H. S. Thomas*
 Address VIRGINIA F. THOMAS VIRGINIA F. THOMAS
 (Type or Print Name)
 City and State Baltimore, Md. 21228
 Attorney for Petitioner: 229 Ridgeway Road 747-3930
 (Type or Print Name) Address Phone No.
 Signature Baltimore, Md. 21228
 City and State
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Address Harry S. & Virginia F. Thomas
 City and State Baltimore, Md. 21228
 Attorney's Telephone No.: 229 Ridgeway Road 747-3930
 Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 26th day of November 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of January, 1986, at 9:30 a.m. o'clock.

Arnold Jablon
 Zoning Commissioner of Baltimore County.
 (over)

William T. Fitzgerald
 Deed to Harry & Thomas, Jr. & His Wife

PROPERTY DESCRIPTION

BEGINNING ON THE SOUTHEAST SIDE OF RIDGE ROAD 40 FT. WIDE 750 FT. SOUTHWEST OF EDMONDSON AVE. BEING LOT 35 ON PLAT OF GRIMM FENCE AND RECORDED IN PLAT BOOK 7 FOLD 109 ALSO KNOWN AS 229 RIDGEWAY ROAD.

PETITION FOR VARIANCE 1st Election District

LOCATION: Southeast side of Ridgeway Road, 750' Southwest of Edmondson Avenue (229 Ridgeway Road)

DATE AND TIME: Monday, January 10, 1986 at 9:30 a.m.

PUBLIC HEARING: Room 301, County Office Building 111 West Chesapeake Avenue, Towson, MD 21204

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 1802.3.C.1 (301.1) to permit a side yard setback of 7 feet in lieu of the required 11.25 feet.

Being the property of Harry S. Thomas, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE SE/S Ridgeway Rd., 750' SW of Edmondson Ave. (229 Ridgeway Rd.), 1st Election District
 BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
 HARRY S. THOMAS, et ux, Petitioners Case No. 86-267-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
 Phyllis Cole Friedman
 People's Counsel for Baltimore County

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 Rm. 223, Court House
 Towson, MD 21204
 494-2188

I HEREBY CERTIFY that on this 16th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Harry S. Thomas, 229 Ridgeway Rd., Baltimore, MD 21228, Petitioners.

Peter Max Zimmerman
 Peter Max Zimmerman

CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCE
 LOCATION: Southeast side of Ridgeway Road, 750' Southwest of Edmondson Avenue (229 Ridgeway Road)
 DATE AND TIME: Monday, January 10, 1986 at 9:30 a.m.
 PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

TOWSON, MD., December 19, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 19, 1985.

THE JEFFERSONIAN,

Cost of Advertising
 24.75

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st
 Posted for: Variance
 Petitioner: Harry S. Thomas, et ux
 Location of property: SE/S of Ridgeway Road, 750' SW of Edmondson Ave. (229 Ridgeway Road)
 Location of Sign: 229 Ridgeway Road
 Remarks: M. J. Jablon
 Posted by: M. J. Jablon
 Date of return: 12-20-85
 Number of Signs: 1

Office of
PATUXENT
 Publishing Corp.
 10750 Little Patuxent Pkwy
 Columbia, MD 21044

December 19, 1985

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE

was inserted in the following:
 [X] Catonsville Times
 [] Arbutus Times
 weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 21 day of December 1985, that is to say, the same was inserted in the issues of

December 19, 1985

PATUXENT PUBLISHING CORP.
 BY *[Signature]*

NOTICE OF HEARING

PETITION FOR VARIANCE
 SE/S Ridgeway Rd., 750' SW of Edmondson Ave. (229 Ridgeway Road)
 1st Election District
 Harry S. Thomas, et ux - Petitioners
 Case No. 86-267-A

TIME: 9:30 a.m.
 DATE: Friday, January 10, 1986
 PLACE: Room 301, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland 21204

Zoning Commissioner
 of Baltimore County

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 012774

DATE: 12-22-85 ACCOUNT: 155-000000
 AMOUNT: \$25.00
 RECEIVED FROM: *[Signature]*
 FOR: *[Signature]*
 VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

January 2, 1986

Mr. and Mrs. Harry S. Thomas
 229 Ridgeway Road
 Baltimore, Maryland 21228

Re: Petition for Variance
 SE/S Ridgeway Road, 750' SW of Edmondson Avenue (229 Ridgeway Road)
 1st Election District
 Harry S. Thomas, et ux. - Petitioners
 Case No. 86-267-A

Dear Mr. and Mrs. Thomas:

This is to advise you that \$47.90 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 018471

County, Maryland, and remit ing, Towson, Maryland

DATE: 1-10-86 ACCOUNT: 215-005000

AMOUNT: \$47.90

RECEIVED FROM: *Harry S. Thomas, et ux*

FOR: *Patuxent Publishing Corp.*

9 6009*****07010 21228

VALIDATION OR SIGNATURE OF CASHIER

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of January, 1986, that the herein Petition for Zoning Variance to permit a side yard setback of 7 feet instead of the required 11.25 feet be and is hereby GRANTED, from after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

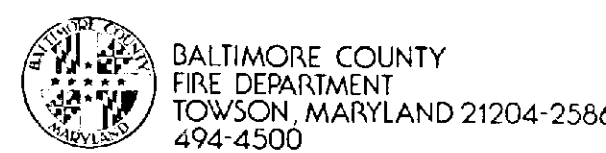
AJ/srl

cc: Mr. & Mrs. Harry S. Thomas

People's Counsel

ORDER RECEIVED FOR FILING

DATE January 13, 1986
BY [Signature]



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4300

PAUL H. RENCKE
CHIEF

November 21, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Harry S. Thomas, et ux

Location: SE side of Ridgeway Road, 750' SW of Edmondson Avenue

Item No.: 155 Zoning Agenda: Meeting of November 5, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and
Planning Group Approved:
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon

TO: Zoning Commissioner

Date: December 12, 1985

Norman E. Gerber, AICP, Director

FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-263-A, 86-265-A, and 86-267-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:sln

[Signature]
Norman E. Gerber
Director

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 11, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Mr. and Mrs. Harry S. Thomas
229 Ridgeway Road
Baltimore, Maryland 21228

RE: Item No. 155 - Case No. 86-267-A
Petitioners - Harry S. Thomas, et ux
Variance petition

Dear Mr. and Mrs. Thomas:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: True North Surveying Service
Baltimore, Maryland 21229



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

December 6, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 155 - Advisory Committee Meeting are as follows:

Property Owner: Harry S. Thomas, et ux
Location: SE side of Ridgeway, 750 feet SW of Edmondson Avenue
District: 1st.

APPLICABLE CODE AND ORDINANCES

- () All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Code (A.B.C. 17-1) - 1985 and other applicable Code and Standards.

- () A building and/or other miscellaneous permits shall be required before the start of any construction.

- () Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.

- () Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

- () All Use Groups except Sub Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. Sub Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built up to an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1206.2 and Table 1202. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

- () The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

- () The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

- () When filing for a required Change of Use/Temporary Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from the _____ to the _____ or to Mixed Use _____ See Section 312 of the Building Code.

- () The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 510.2 of the Building Code as adopted by Bill #17-85. Site plans shall show the current elevations above sea level for the lot and the finished floor levels including basement.

J. Comments:

- () These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

L/27/86

[Signature]
Ted Zaleski, Jr.
Director



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

November 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 5, 1985

Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

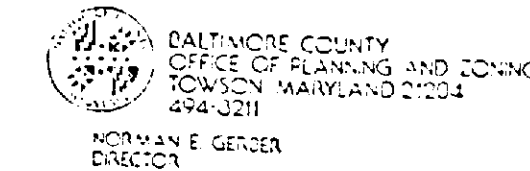
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 151, 152, 153, 155, 156, & 159.

[Signature]
Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

December 5, 1985

Re: Zoning Advisory Meeting of November 5, 1985
Item # 155
Property Owner: HARRY S. THOMAS, et ux
Location: SE/5 OF RIDGEWAY ROAD, 750'
SW OF EDMONDSON AVE.

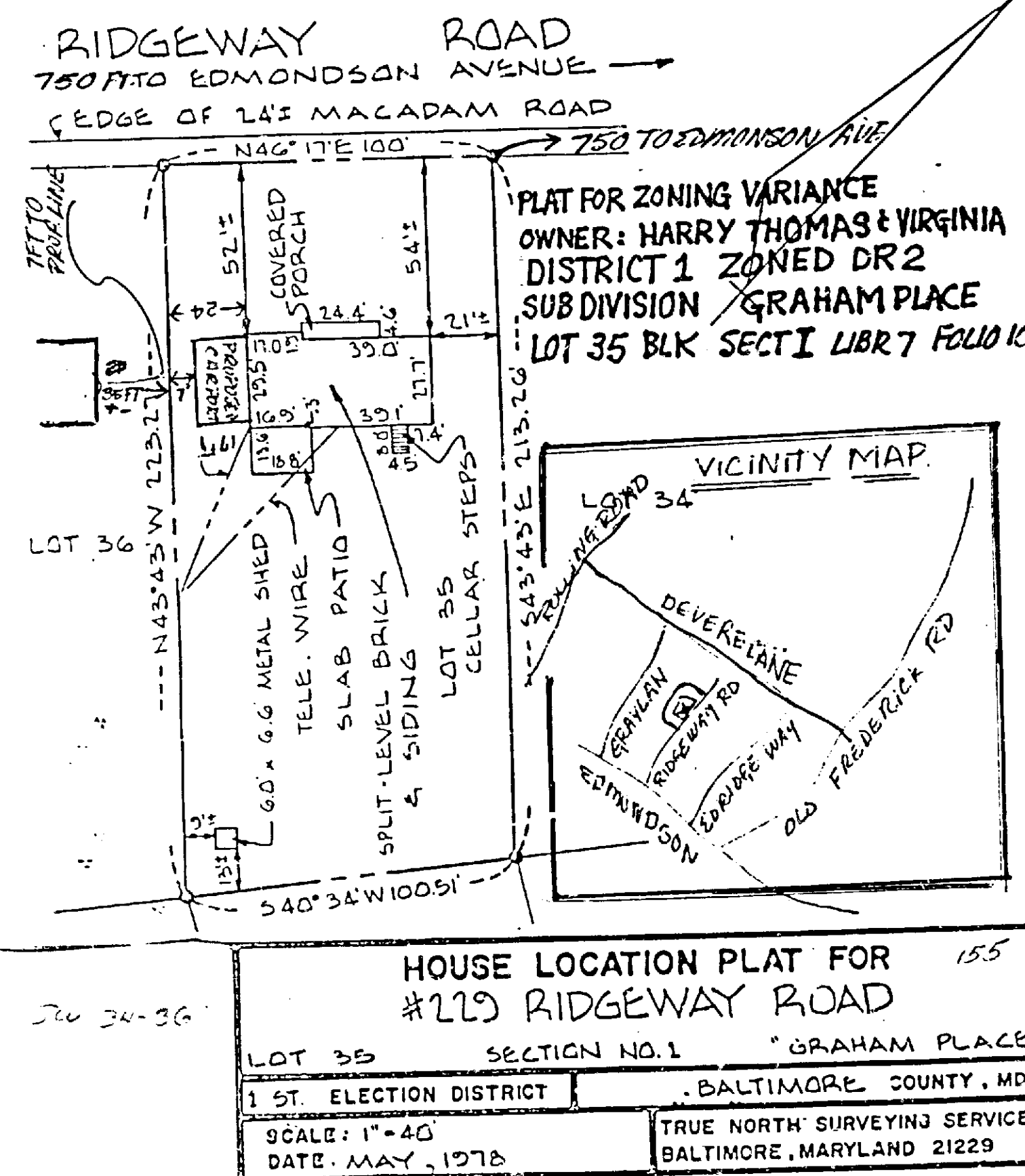
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
() A County Review Group Meeting is required.
() A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
() This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
() A record plat will be required and must be recorded prior to issuance of a building permit.
() The access is not satisfactory.
() The circulation on this site is not satisfactory.
() The parking arrangement is not satisfactory.
() Parking calculations must be shown on the plan.
() This property contains soils which are defined as wetlands, and development on these soils is prohibited.
() Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
() Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
() The amended Development Plan was approved by the Planning Board.
() Landscaping: Must comply with Baltimore County Landscape Manual.
() The property is located in a deficient service area as defined by Bill 17-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
() The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 17-79, and its operations change traffic capacity may become more difficult. The Traffic Services Areas are re-evaluated annually by the County Council.
() Additional Comments:

CC: James Howell

Emma A. Boser
Chief, Current Planning and Development



Case No. 86-267-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
26th day of November, 1985.


ARNOLD JABLON
Zoning Commissioner

Petitioner Harry S. Thomas, et ux
Petitioner's
Attorney _____

Received by: James E. Byer, Jr.

Chairman, Zoning Plans
Advisory Committee



2b



2c



12/15 EX 2 c



2d